

FINAL
Former Bob's Chevron Community Relations Plan

Former Bob's Chevron, 201 Central Ave North, Harlowton, Montana



Prepared for:
Snowy Mountain Development Corporation
613 N. E. Main
Lewistown, MT 59457

Contract Number: 15475
Work Order Number: 15475.003.001.0020

September 2016

Prepared by:



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Figure 1 Site Location Map

LIST OF ABBREVIATIONS AND ACRONYMS

ABCA	Analysis of Brownfields Cleanup Alternatives
CRP	Community Relations Plan
MDEQ	Montana Department of Environmental Quality
RBSL	Risk Based Screening Level
RI	Remedial Investigation
Site	201 Central Ave. North, Harlowton, Montana
SMDC	Snowy Mountain Development Corporation
U.S.	United States
UST	Underground Storage Tank
VOCs	Volatile Organic Compounds
WESTON	Weston Solutions, Inc.

OVERVIEW

This Community Relations Plan (CRP) describes the Snowy Mountain Development Corporation (SMDC) strategy to address potential concerns of residents who may be affected by environmental remediation activities conducted at Former Bob's Chevron: 201 Central Ave. North, Harlowton, Montana (Site). The CRP also summarizes public notifications and community involvement, which has occurred to-date, for activities at the Site.

Weston Solutions, Inc. (WESTON) was tasked by SMDC to develop this CRP under WESTON contract 15475.003.001.0020.

SPOKESPERSON AND ADMINISTRATIVE RECORD

The spokespersons for the project are Karen Sweeney, Regional Coordinator for SMDC and Nick Sovner, Tetra Tech, acting as Qualified Environmental Professional for SMDC.

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Mr. Sovner may be contacted at:
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The administrative record files will be located at the SMDC office at 613 N. E. Main Lewistown, Montana.

The administrative record file will include the following documents related to environmental assessment and remediation of the project site:

- CRP;
- Any assessment documents, MDEQ work plans and cleanup completion documentation outlining the cleanup standards post-cleanup. Analysis of Brownfield Cleanup;
- Alternatives (ABCA); and,
- Any public comments received along with SMDC's response to those comments.

SITE DESCRIPTION AND HISTORY

SITE LOCATION

The Site consists of one property located at 201 Central Avenue North, in Harlowton, Montana (Figure 1). The legal description for 201 Central Avenue North is: GRAVES THIRD ADD (HARLOWTON), S22, T08 N, R15 E, Block A, LTS 19, 20, 21. The total area of the property is approximately 0.25 acres.

The geographic coordinates for the Site are: 46.436458°N, -109.833696°W.

The Site currently consists of the old concrete slab foundation from the old building that was used as an auto service garage, as well as an auto storage lot for cars awaiting repair. The property is now vacant, with the exception of remnants from the old building foundation concrete slab, and under-utilized. The property is surrounded by a mix of other commercial businesses and is located on the main thoroughfare that bisects Harlowton (United States [U.S.] Highway 12W).

SITE HISTORY

The Site is referred to by MDEQ as Former Bob's Chevron and is located in Harlowton, Montana. As shown in Figure 1, the Site is comprised of one property covering an area of approximately 0.25 acres. The former owner of the Site used the facility as an auto repair business, and the former owner parked several vehicles on the property while they awaited repair. The Wheatland County Chamber of Commerce was interested in the property and approached the owner about acquisition. The proposed redevelopment of the property would allow for the establishment of a Visitor's Center and business offices to be used by local entities. Subsequently, the property was purchased by the Chamber of Commerce in 2014, with the intent of using the property as the site of a new Chamber of Commerce Visitor's Center. The property is now vacant, with the exception of remnants from the old building foundation concrete slab, and under-utilized. Prior to this redevelopment being accomplished, however, the site must undergo cleanup activities.

In April 1991, a 24-hour Release was reported to Montana Department of Environmental Quality (MDEQ) based on the presence of petroleum contamination found in soils located beneath petroleum tanks staged in the northwest underground storage tank (UST) basin, beneath the north and south dispenser islands. Facility ID 54-05552 and Release #719 were assigned to the Site. In April and May of 1991, eight underground storage tanks (USTs) were removed from the Site (one-6,000 gallon gasoline tank, two-4,000 gallon gasoline tanks, two-500 gallon diesel tanks, two-300 gallon kerosene tank, and one-1,000 gallon waste oil tank). Approximately 100 cubic yards of impacted soil was removed from the tank basin and landfarmed off-site. Release #719 was Resolved with MDEQ on August 10, 1992. However, the Release was reopened in 2006 when information from several Leaking Underground Storage Tank Trust (LUST Trust) investigations implicated Bob's Chevron as a likely contributor to the extensive groundwater contamination plume located in Harlowton. Based on the results of the 2014 Remedial Investigation (RI) conducted by Pioneer Technical Services (Pioneer) (See Section 1.4), it does not appear that the Site is a contributor to this plume.

The subsurface soil investigation was conducted as part of the RI in August 2014; however, the RI Report was not issued until 2015. Soil samples were collected from the intervals with the highest contamination levels in each boring, as well as from the bottom in the boring hole. Of the 23 holes installed, only four indicated concentrations of contaminants of concern (COCs) exceeding Montana Department of Environmental Quality (MDEQ) Risk-Based Screening Levels (RBSLs). These four samples were located near the former southern pump island. Soil Borings were also installed near the northwest tank basin, the southwest tank basin, the oil/water separator vault, the hydraulic hoist area and the northern pump island. The sample results from those borings did not indicate exceedances of MDEQ RBSLs.

Per the above, the Pioneer 2015 Report (2015) concluded that only one area had COC

concentrations exceeding MDEQ RBSLs, and the COC appeared to be unleaded gasoline. Samples taken and analyzed for volatile organic compounds (VOCs) did not show detections of lead scavenger compounds 1,2-dichloroethane (1,2-DCA) or ethylene dibromide (EDB). This data supports the assumption that the COC present in the subsurface soils is gasoline.

COMMUNITY PROFILE

Former Bob's Chevron is located in Harlowton, Montana, in Wheatland County. According to the U.S. Census (2015), the population of Harlowton is 974. The Site is located on U.S. Highway 12W, the main thoroughfare through town, and is surrounded by commercial businesses. The median age in the town is 57 years, with an estimated median household income of \$30,865. The local fire department, the Wheatland County Fire Department, is located at 110 Central Ave. South and serves the town and surrounding area. Jeff Sell is the Mayor of Harlowton.

NATURE AND THREAT TO PUBLIC HEALTH AND ENVIRONMENT

Environmental conditions at this Site include impacts from petroleum-contaminated soils originating from a former gas station located at the Site. Impacted soils were found in the footprint of the old underground storage tanks (USTs). Without remediation, current site conditions pose a threat to both human health and the environment, and these conditions may preclude Site redevelopment or property transfer.

The purpose of the proposed excavation project, as identified in the 2016 ABCA document for this Site, is to protect human health and the environment by remediating the deleterious impacts resulting from an historic petroleum release (Weston, 2016). The project goal is to mitigate the identified contaminants to levels appropriate, so that the property can be redeveloped by the Wheatland County Chamber of Commerce without restrictions or encumbrances, and to provide for local employment and redevelopment opportunities.

PROPERTY REDEVELOPMENT PLANS

The proposed property redevelopment plans include soil excavation to construct the proposed Visitor's Center. Soil excavation is also proposed to remove the soil that exceeds MDEQ RBSLs. The excavation is estimated to remove 180 bank cubic yards of impacted soil, with excavation depths pursued up to 20 feet below ground surface. The contaminated soil will be hauled off-Site to a MDEQ-approved landfarm. Excavation areas will be backfilled with clean material, suitable for future redevelopment.

Once the cleanup is complete, ongoing monitoring will take place to ensure the cleanup was effective. The Wheatland County Chamber of Commerce purchased the property so that it could be remediated and redeveloped with a new Chamber of Commerce/Visitor's Center building on-Site. This Site sits in an excellent location for the new Chamber building, as it is located on a main route through town. This development would improve the appearance of the Site, improve the surrounding properties, and provide Harlowton with a focal point to attract Visitors to their community.

BENEFITS TO THE COMMUNITY

Removing the impacted soil, and replacing it with clean fill material, drastically lowers the risk to neighboring residential areas and businesses posed by COCs on the property. Remediating the Site will allow the current owner (Wheatland County Chamber of Commerce) to redevelop the Site efficiently and economically. The ability to redevelop the property without restrictions or encumbrances will provide potential business and employment opportunities in a viable location in Harlowton, as this property is adjacent to other commercial businesses and adjacent to Highway 12W. Remediation of the Site will also create a more appealing aesthetic in this section of town, an action that has been proven to help stimulate additional, ancillary redevelopment.

PUBLIC COMMUNICATION

Overall, the current landowners and general public, through various landowner correspondence and meetings, have stated they would like to see the Site remediated to permit redevelopment, and so human health can be protected. SMDC and the Wheatland County Chamber of Commerce have been active with various forms of public communication for this project.

An article regarding the Chamber's intent to purchase the property was printed in the *Harlowton Times Clarion* on November 14, 2013. On March 31, 2014, the Wheatland County Chamber of Commerce (Chamber) posted a picture of cleanup on the property on their website. In an article published in the *Times Clarion* on May 22, 2014, discussions at a recent City Council meeting were summarized. In that article, Mayor Sell reported that the Chamber had purchased the Site. On March 20, 2015, Kathie Bailey, SMDC Executive Director, met with Chamber of Commerce Board Members in Harlowton to discuss cleanup of the site. A conference call with MDEQ also occurred during that meeting. Photos of the Site and cleanup progress have been posted on the Chamber's website: www.harlowtonchamber.com. On August 2, 2016, the Chamber posted notice of the cleanup bid process on their Facebook page. On September 14, 2016, MDEQ held an open house on three cleanup projects. The open house was held in Harlowton, and included information on Bob's Chevron. The event was posted on the Chamber's Facebook page. MDEQ presented information on the previous work conducted at the Site, as well as the proposed upcoming excavation to remove excess soil contamination at the dispenser islands. MDEQ discussed the options of either monitored natural attenuation or excavation for the cleanup.

COMMUNICATION OUTREACH

SMDC has provided updated Site information and status updates for the Site on their website: http://www.snowymtndev.com/index.php?option=com_content&view=article&id=35&Itemid=115. As Site work progresses, SMDC will continue to update this website with pictures and new information.

Discussions from a recent City Council meeting were summarized in an article published May 22, 2014 in the *Harlowton Times Clarion*. On March 20, 2015, Kathie Bailey met with Chamber Board Members in Harlowton to discuss cleanup of the site. On August 2, 2016, the Chamber posted notice of the cleanup bid process on the Chamber's Facebook page.

SMDC's Brownfields projects were summarized in their Executive Director's Reports and were also discussed at SMDC's Board Meetings on the dates identified below. These meetings were all open to the public.

- February 18, 2015;
- June 17, 2015;
- October 21, 2015;
- February 17, 2016; and,
- August 24, 2016.

On September 8, 2016, there was a public announcement posted on MDEQ's website, and a press release was issued in the *Harlowton Times Clarion* newspaper advertising that there would be an open house to discuss three cleanup projects, including activities at this Site. An advertisement for the open house was also posted on the Harlowton Chamber of Commerce's Facebook page. The open house was held by MDEQ on September 14, 2016 in Harlowton.

On September 21, 2016, SMDC will begin running a radio advertisement on radio station KXLO in Lewistown (1230 AM), to inform the public on the Site's project status and upcoming activities.

SMDC and Wheatland County Chamber of Commerce will post a public notice on their respective official Facebook pages and websites to notify the public that the ABCA is available for review at the SMDC office in Lewistown. The notice in the *Times-Clarion Harlowton* newspaper will run prior to October 1, 2016.

To-date, landowner and stakeholder communication has occurred through meetings, phone calls, and email correspondence. Future updates on this project will periodically be made available on the SMDC website and will be made publicly available in the Harlowton, Montana newspaper, the *Harlowton Times Clarion*.

Contacts:

<u>Organization</u>	<u>Name</u>	<u>Title</u>	<u>Address</u>	<u>Phone Number</u>	<u>Email Address</u>
Media Contact- The Times- Clarion Harlowton	Shellie Randles	Advertising	111 S. Central P.O. Box 431 Harlowton, MT 59036	(406)632- 5633	harlotms@itstriangle.com
Town of Harlowton	Jeff Sell	Mayor	City Hall PO Box 292 Harlowton, MT 59036	(406) 632- 5523	ctyharlo@mtintouch.net
State of Montana Fire Marshal	Sally McKenna	Deputy State Fire Marshal, Area 4	P.O. Box 31094 Billings, MT 59107	(406) 896- 1094	smkenna@mt.gov
MDEQ	Jason Seyler	MT DEQ Brownfields Lead	P.O. Box 200901 Helena, MT 59620-0901	(406) 444- 6447	jseyler@mt.gov
U.S. EPA	Stephanie Shen	Brownfields Project Manager	U.S. EPA, Region 8 (EPR-B) 1595 Wynkoop Street Denver, CO 80202	(303) 312- 6184	shen.stephanie@epa.gov

REFERENCES

Pioneer Technical, Inc. 2015. *Final Remedial Investigation and Disposal of Waste Oil, Former Bob's Chevron, 201 Central Avenue North Harlowton, MT.* April 2015

Weston Solutions, Inc. 2016. *Analysis of Brownfields Cleanup Alternatives, Former Bob's Chevron, 201 Central Ave North. Harlowton, MT.* September 15.

U.S. Census Bureau. 2015. *Harlowton, Montana Census.* July.

Figures



LEGEND

-  Former Bob's Auto Property Boundary (Approximate)

FIGURE 1 SITE LOCATION MAP
 FORMER BOB'S AUTO
 201 CENTRAL AVE NORTH
 HARLOWTON, MONTANA



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